



Operational & Capital Budgeting for Hard Courts



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Operational & Capital Budgeting for Hard Courts

Introduction	3
Developing Operating & Capital Budgets for Your Hard Court Facility.....	3
Operating Budgets vs. Capital Budgets.....	3
Operational Budgeting	4
Daily Labor	4
Weekly Labor	4
Monthly Labor.....	4
Court Materials.....	5
Court Equipment	5
Pulling the Operational Budgeting Numbers Together	6
Capital Budgeting	7
Pressure Cleaning & Hard Court Resurfacing	7
Court Equipment	9
Court Accessories	10
Fencing	12
Lighting	13
Summary	14
Pulling the Operating & Capital Numbers Together for a Hard Court Facility	15

Developing Operating & Capital Budgets for Your Hard Court Facility

Budgeting is a frequent topic of conversation with our hard court customers and prospects. We are often asked the following questions:

- How much does it cost to maintain an asphalt or concrete tennis court on an annual basis?
- How frequently will I need to resurface my court and how much will that cost?
- What other expenses do I need to consider?

10-S Tennis Supply and Fast-Dry Courts, Inc. have mined the 250+ years of collective experience in hard court construction and maintenance to bring you this informational guide. The entire 10-S Tennis Supply and Fast-Dry Courts, Inc. management and field operational teams have provided input into development of these free educational materials to provide you with the knowledge to make your tennis facility the best it can be!

We will provide you with relevant operating and capital budgeting guidelines for your asphalt or concrete tennis court facility, including labor, hard court materials and maintenance equipment.

We will cover the following topics:

- Operating vs. Capital Budgets
- Operating Budgeting – Labor
- Operating Budgeting – Court Materials
- Operating Budgeting – Court Equipment
- Operating Budgeting – Pulling the Operating Numbers Together
- Capital Budgeting – Pressure Cleaning & Court Resurfacing
- Capital Budgeting – Court Equipment
- Operating & Capital Budgeting – Court Accessories
- Operating & Capital Budgeting – Fencing
- Operating & Capital Budgeting – Lighting
- Summary – Putting the Capital Numbers Together

Operating Budgets vs. Capital Budgets

The first distinction that we need to make is the difference between operating budgets and capital budgets. Operating budgets should include daily, weekly, monthly and annual court maintenance expenses like labor, material and equipment upkeep. Capital budgets should include court maintenance expenses that are only required every few years, like court equipment replacement, pressure cleaning and resurfacing. We will start by covering items that should be included in the operating budget for your hard court.



LABOR

Daily Labor

The surface of your asphalt or concrete hard surfaced tennis court will require no daily labor to maintain. This is one of the most attractive features of these types of tennis courts – they are very low maintenance! Nothing needs to be done on a daily basis to keep the court surface attractive and playable.

Weekly Labor

Your asphalt or concrete hard surfaced tennis court will require no weekly labor to maintain the court surface.

Monthly Labor

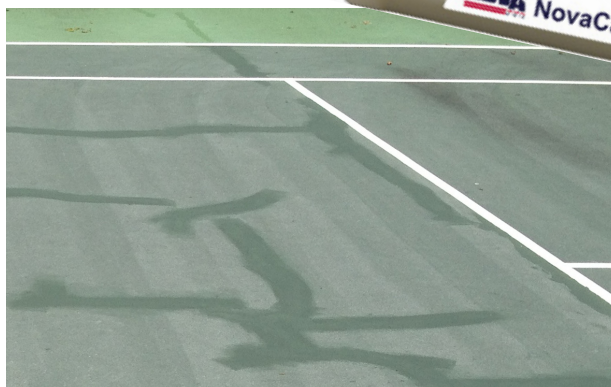
We recommend that you sweep or blow off your asphalt or concrete hard tennis court monthly to remove debris like leaves, twigs, dirt, etc. This will prevent debris from staining your court. This activity should take +/- 15 minutes per court with a power backpack blower (frequently used by landscapers) or +/- 30 minutes per court to physically sweep with a broom.

Take note that depending on the amount of shade, leaves and debris that accumulate on your court, these tasks may need to be completed weekly.



COURT MATERIALS

Unlike Har-Tru clay tennis courts, your asphalt or concrete hard surfaced tennis court will not require court materials to be replenished on a regular basis. We recommend that you have 1 tube (if you have a single color court) or 2 tubes (if you have a two-color court) of caulking material on hand to fill in any cracks that might develop in the court surface over the course of a year.



COURT EQUIPMENT

The court equipment needed to maintain your asphalt or concrete hard surfaced court is minimal.

We recommend that your hard court facility have the following items on hand:

- Wet Seal Roller Complete (to remove water from the court after a rain)
- 10-S Roller House (to safely store and protect the Wet Seal Roller)
- Push Broom (to remove court debris on a monthly basis)

The purchase of the court maintenance equipment outlined above should be considered a capital expense, as all items have useful lives > 1 year if they are stored properly. We will cover the useful lives of each item in our capital budgeting section. However, replacement parts for these products do need to be purchased on an annual basis and these expenses are therefore operational budget items.

We recommend the following replacement parts as annual purchases to maintain your court equipment:

- Wet Seal Roller – roller should be replaced on an annual basis



Wet Seal Roller Complete



10-S Roller House



Push Broom

PULLING THE NUMBERS TOGETHER

We have discussed the costs associated with three major operational budgeting areas for maintaining the surface of your asphalt or concrete hard surfaced tennis court – Labor, Materials and Equipment. Here we pull the numbers together and create a sample operating budget for a single court, hard court facility.

We will use the following assumptions for your hard court budget:

Labor

Facility located in southeastern U.S. with year-round play (52 weeks annually)
 \$12.00/hour fully loaded labor rate (\$10.00/hour labor rate + 20% taxes/benefits)
 1/2 hour (30 minutes) per month, per court for monthly maintenance activities
 Total of 6.5 hours per year, per court

Annual Labor Expense: \$78.00

Hard Court Material

Facility located in southeastern U.S. with year-round play (52 weeks annually)
 FedEx Ground used for delivery
 \$25.00/per tube of NovaCaulk crack filling material, including material, freight & tax
 (2) NovaCaulk caulking tubes per court, per year

Annual Material Expense: \$50.00

Court Equipment

(1) Wet Seal Roller – Replacement Roller

Annual Court Equipment Expense: \$65.00

Total Annual Operating Budget: \$193.00



PRESSURE CLEANING & HARD COURT RESURFACING

Your asphalt or concrete hard surfaced tennis courts are undoubtedly a capital asset. Like all of your facility's capital assets, they will require periodic upgrades and enhancements to retain their value and continue to perform well. In this section of our educational guide, we will review the capital expenses you will need to anticipate for maintaining all aspects of your asphalt or concrete tennis courts, including pressure cleaning, court resurfacing, court equipment, court accessories, fencing and lighting.

Hard Court Construction & Resurfacing Basics

Hard surfaced tennis courts are typically built with asphalt, reinforced concrete or post-tension concrete. The thickness of the asphalt or concrete varies depending on geographic location and the quality of the subsoil. In most cases you will find 1" to 3" of asphalt or 4" – 6" of concrete. The asphalt and concrete surface is coated with acrylic resurfacing materials, acrylic paint and playing lines to provide a finished surface.

It is also important to note that asphalt and concrete tennis courts are built with a .83% min to 1% max (1" in 10' fall) in a single plane, either from side-to-side or end-to-end. A regulation sized tennis court is 60' wide x 120' long. This means that if a single court is sloped from end-to-end, it will have a 12" fall from the high side to the low side of the court. If a single court is sloped from side-to-side, it will have a 6" fall from the high side to the low side. This slope allows for the drainage of water from the court after a rain.

Over time weather, play and shifting in the subsoil will cause the asphalt or concrete and the acrylic coatings on top of your court to wear, the court colors will fade, cracks will appear and low areas will develop and begin to hold water. Thin cracks will become wider to the point that they may affect ball bounces and the playability of the courts. When your court experiences these changes, it is time to pressure clean and/or resurface. In general, asphalt or concrete courts should be pressure cleaned every 2 years and resurfaced every 4-6 years.

This brings us to an important question –

How much do I need to budget for pressure cleaning and hard court resurfacing?



PRESSURE CLEANING & HARD COURT RESURFACING

Pressure Cleaning

Pressure cleaning involves shooting concentrated, high pressure streams of water through a wand/nozzle or specialized circular cover to remove dirt, stains and discolorations on the acrylic court surface of your hard tennis court. It is important to hire a professional to complete the pressure cleaning of the court because improper use of the equipment can permanently damage the acrylic court surface. It is also important to note that all pressure cleaning will leave perceptible marks on the court. Professional pressure cleaning of a single 60' x 120' tennis court is +/- \$600.



Hard Court Resurfacing

There are four primary variables that will determine the cost of a hard court resurfacing:

- The amount of time and material required to repair cracks
- The amount of time and material required to patch and fill low areas
- The amount of time and material required to repair damaged asphalt from root intrusion or subbase settling
- The number of coats of acrylic resurfacing product and court paint required to bring the court back to "like-new" condition
- The ease or difficulty of access to your courts – the more difficult, the more time and expense required

For the purposes of this exercise, we will assume the following:

- Your court is located in the southeastern United States
- Your court will need 1.5 days of crack and low area repair and associated materials
- Your court will require 2 coats of acrylic resurfacing product and 2 coats of color product
- Access to your courts is simple

Given the above variables, you should expect to pay +/- \$6,000 per court for a hard court resurfacing every 5 years.



COURT EQUIPMENT

We outlined the court equipment items that are required for maintaining your hard court earlier in this guide. However, we focused our discussion on the annual costs required to maintain these items in good working order. Here we are going to focus on the useful life and acquisition/replacement costs for these items.

We thought the best way to convey this information was in a chart/table format. We have organized the equipment into different required categories. We recommend that you have at least one item in each category. However, some facilities purchase and maintain multiple items in each category in order to have the right tool for each task. We have included the name of the item, the retail price of the item, the useful life and the annual cost.



PRODUCT CATEGORY	PRODUCT #	PRODUCT NAME	ACQUISITION COST	USEFUL LIFE	ANNUAL COST
Hard Court Water Removers	3B6000	Wet Seal Roller	\$180	3	\$60
	3G1001	Dry Court	\$160	3	53
	3R3001	Rol-Dri Master	\$90	2	\$45
Roller Houses	3F1001	Roller Refuge	\$100	4	\$25
	3F1005	10-S Roller House	\$80	4	\$20
Push Brooms	4F1001 - AL	10-S Aluminum Push Broom	\$55	3	\$18

For purposes of this capital budgeting exercise, we will assume that you spent \$315 on acquiring the following items when your courts were built:

- Wet Seal Roller
- 10-S Roller House
- 10-S Push Broom

The best and most accurate capital budget plan would be to specifically identify each piece of equipment that you would like to replace each year over a ten year period, as follows:

ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Wet Seal Roller	\$ -	\$ -	\$180	\$ -	\$ -	\$180	\$ -	\$ -	\$180	\$ -
10-S Roller House	\$ -	\$ -	\$ -	\$ -	\$80	\$ -	\$ -	\$ -	\$ -	\$80
10-S Aluminum Push Broom	\$ -	\$ -	\$55	\$ -	\$ -	\$55	\$ -	\$ -	\$55	\$ -
Total Annual Capital Expense	\$ -	\$ -	\$235	\$ -	\$80	\$235	\$ -	\$ -	\$235	\$80

Please keep in mind that the more hard tennis courts you are maintaining, the greater the number of each of these items you will need to have on hand and the greater your annual capital budget.

OPERATING & CAPITAL BUDGETING

There is certainly more to your tennis court facility than just the construction, care and maintenance of the court surface! Your courts also have a variety of court accessories that enhance the player experience – net posts, nets, windscreens, court benches, court organizers, score keepers, court numbers, etc. In this section we are going to focus on the useful life and replacement costs for these items.

Most court accessories do not need to be replaced on an annual basis. The only items that really fall into this category are center straps and windscreen ty-raps. We recommend that you replace your center straps on an annual basis and that you purchase +/- 100 windscreen ty-raps for each court at your facility. Ty-raps should be replaced as soon as they break. This results in an annual operating budget for court accessories of +/- \$100 annually per court.

Other court accessories do need to be replaced less frequently and therefore need to be included in your capital budget. We thought the best way to convey this information was in a chart/table format. We have organized the equipment into different required categories. We recommend that you have at least one item in each category. We have included the name of the item, the retail price of the item, the useful life and the annual cost.

PRODUCT CATEGORY	PRODUCT #	PRODUCT NAME	ACQUISITION COST	USEFUL LIFE	ANNUAL COST
Net Posts	DL1000	10-S External Wind Post - Aluminum	\$359	10	\$36
	DK2005	10-S External Wind Post - Steel	\$299	10	\$30
	DC2100	10-S Econo Post	\$219	10	\$22
Nets	AX1003	10-S Six Star II Tennis Net	\$199	5	\$40
	AL1024	10-S Tournament Double Net	\$169	5	\$34
	AL1014	10-S Tournament Net	\$149	3	\$50
	AL3004	10-S Standard Net	\$109	2	\$55
Windscreens	ET1009	9' Tuffy Windscreen (+/- 336 LF - 1 court)	\$2,067	5	\$413
	EL5033	9' 10-S ProScreen (+/- 336 LF - 1 court)	\$2,181	4	\$545
	EV1009	9' 10-S Standard VCP (+/- 336 LF - 1 court)	\$1,663	2	\$832
	ET1006	6' Tuffy Windscreen (+/- 336 LF - 1 court)	\$1,307	5	\$261
	EL5013	6' 10-S ProScreen (+/- 336 LF - 1 court)	\$1,327	4	\$332
	EV1006	6' 10-S Standard VCP (+/- 336 LF - 1 court)	\$1,042	2	\$521
Court Benches	MG4055	5' Malibu Bench	\$359	5	\$72
	MB2013	5' Courtside Deluxe Bench	\$225	5	\$45
	MB1013	5' Courtside Bench	\$185	5	\$37
Court Organizers	GX1003	Court Valet	\$129	3	\$43
	GC1003	10-S Court Caddy	\$44	2	\$22
Score Keepers	GH2000	LoveOne Scoreboard	\$139	5	\$28
	GH1003	ScorePost	\$75	3	\$25
	GC3005	ScoreKeeper	\$55	2	\$28
	GT1005	ScoreTube	\$34	2	\$17
	GF1005	Portable EZ Score	\$31	2	\$16
Court Numbers	ETB001	14" x 14" Windscreen Court #	\$25	5	\$5
	ET9001	10.5" x 10.5" Windscreen Court #	\$22	5	\$4
	GP3001	9" x 11" Black on White Aluminum Court #	\$17	3	\$6
	GS2001	8" x 10" White on Green PVC	\$13	3	\$4



LOVEONE SCOREBOARD



SIX STAR II TENNIS NET



TUFFY WINDSCREEN



10-S COURT CADDY

For purposes of this capital budgeting exercise, we will assume that you would like to plan to replace the following court accessory items as they wear out:

- 10-S External Wind Post - Steel
- Six Star II Tennis Net
- 9' Tuffy Windscreen
- 5' Courtside Deluxe Bench
- 10-S Court Caddy
- LoveOne Scoreboard
- 10.5" x 10.5" Windscreen Court #s

There are two ways you could approach capital budgeting for these accessories. The first would simply be to total up the annual costs of all items, divide by 10 and budget that much for capital expenses each year. In our example, this would result in an annual capital budget for maintenance equipment of \$582 per court that could be used for whatever items needed to be replaced. An alternate and more accurate capital budget plan would be to specifically identify each accessory that you would like to replace over a ten year period, as follows:

ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
10-S External Wind Post - Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$299
Six Star II Tennis Net	\$ -	\$ -	\$ -	\$ -	\$199	\$ -	\$ -	\$ -	\$ -	\$199
9' Tuffy Windscreen	\$ -	\$ -	\$ -	\$ -	\$2,067	\$ -	\$ -	\$ -	\$ -	\$2,067
5' Courtside Deluxe Bench	\$ -	\$ -	\$ -	\$ -	\$225	\$ -	\$ -	\$ -	\$ -	\$225
10-S Court Caddy	\$ -	\$44	\$ -	\$44	\$ -	\$44	\$ -	\$44	\$ -	\$44
LoveOne Scoreboard	\$ -	\$ -	\$ -	\$139	\$ -	\$ -	\$ -	\$139	\$ -	\$ -
10.5" x 10.5" Court Numbers	\$ -	\$ -	\$ -	\$ -	\$25	\$ -	\$ -	\$ -	\$ -	\$25
Total Annual Capital Expense	\$ -	\$44	\$ -	\$183	\$2,516	\$44	\$ -	\$183	\$ -	\$2,859

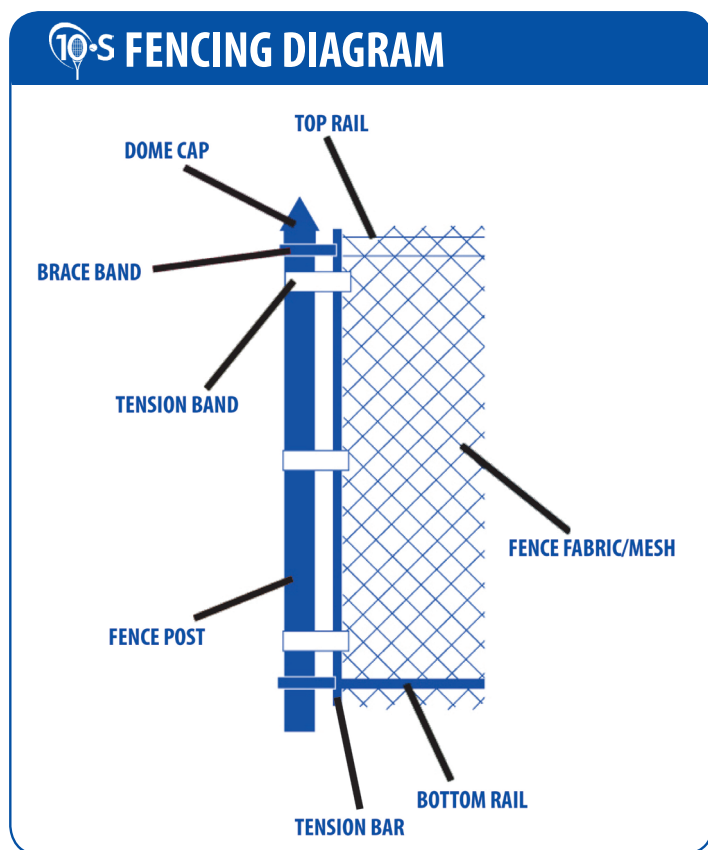
Please keep in mind that there are a variety of other court accessories that may fit your facility, including water coolers, umpire chairs, court divider netting, etc.

OPERATING & CAPITAL BUDGETING

Significant time and effort is made by each facility to ensure their court surface, court maintenance equipment and court accessories are maintained – and justifiably so. However, did you know that 20% to 25% of the cost of each tennis court is actually in the fencing? This fact is why it is important to consider and include fence upgrades, repairs and replacement in your facility's operating and capital budgeting process.

The useful life of a tennis court fence is usually 15-20 years. However, fence can start to show its age much earlier, sometime in as little as 10-15 years after construction. This is especially true if the facility is located in a coastal area and subject to continuous exposure to salt air. Annual operating expenses and budget for your fencing system should be minimal, consisting of the occasional replacement of low cost attachment hardware (tension bands, brace bands, top rail connectors, rail ends, tension wire and fence ties). Fortunately, these are easy and inexpensive to replace - \$50 per court, per year should cover you. Aside from these items, there is not much to worry about on an annual basis.

The next area that you will see deterioration in is the fence fabric/mesh. As it ages, fence fabric/mesh tends to curl at the top and bottom of the fence. The final place you will see deterioration is in the fence framework itself – the vertical and horizontal poles. These can rust or bend, resulting in an unstable and dangerous situation. Storms of course can accelerate the process, particularly by bending the vertical and horizontal framework. This is why it is important to remove your windscreens before major wind events – tropical storms, hurricanes, etc. The paint and coatings on the framework also have a tendency to chip and deteriorate.



There are two primary capital fence expenditures you should anticipate. If your fence framework is structurally sound and your primary issue is curling fence fabric/mesh, missing or broken hardware and chipped/peeling fence paint, than a fence rehabilitation project is in order.

The scope of work for this project includes the following:

- Removal and proper disposal of the old fence fabric/mesh and attachment hardware
- Prep and painting of the existing vertical and horizontal poles
- Installation of new fence fabric and hardware

In our opinion this fence rehab project, when combined/paired with installation of new windscreen, provides the biggest ROI from an aesthetic standpoint of any project you can complete for your tennis facility. This is especially true if your facility has old galvanized (i.e. silver) mesh and framework. You should plan to complete this project every 10-15 years. The total cost for this project is \$18-\$20 per linear foot, depending on your fence layout (\$6K-\$7K per court).

ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Fabric Fence Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000
Total Annual Capital Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000

If your fence framework is not structurally sound, then you should consider a complete replacement of your fence.

The scope of work for this project includes the following:

- Removal and proper disposal of the old fence fabric/mesh, attachment hardware, vertical poles including concrete foundations, horizontal framework
- Installation of new vertical poles, including new concrete foundations
- Installation of horizontal poles/framework
- Installation of new fence fabric and attachment hardware, including bottom rail and tension wire

As you can imagine, this is a much more intensive and difficult project. In fact, it is actually much more difficult than installing a new fence on a new court, as the original framework has to be removed. The total cost for this project is \$40-\$45 per linear foot, depending on your fence layout (\$13K-\$16K per court).



OPERATING & CAPITAL BUDGETING

Tennis court lighting is an extremely valuable amenity for most facilities. Lighting provides the only opportunity for your working members or residents to play during the week, particularly during the late fall, winter and early spring months. Lighting extends the playability of your courts by 3-5 hours per day and expands court availability by 25%-50%. So, if your facility has lights, you need to budget in order to keep this valuable amenity in top condition.



Most tennis facilities utilize low profile, environmental lighting systems with metal halide fixtures. This type of lighting provides excellent visibility and minimal light spillage and pollution. In these systems the light fixtures are mounted 18' to 27' above the court surface with the lights aimed directly down onto the court. The components of an environmental lighting system include pole, mounting arm, fixture and wiring. Most lighting systems do not require annual operational maintenance or an associated budget. However, some items do need to be addressed every other year or less frequently and should be considered in your capital budgeting process.

Most light poles, mounting brackets and fixtures have a useful life of 15-25 years before they need to be replaced. The useful life depends on the construction materials used in the pole. Aluminum and galvanized steel poles last longer than standard steel poles. In general, by the time the poles naturally degrade, it makes sense to replace the entire lighting system. However, the paint on the poles and mounting arms will typically degrade and chip far before the structural integrity of the pole and foundation is compromised. You should plan to re-paint your light poles every 10 years. The cost for painting a single court with 8 poles, 8 mounting brackets and 8 fixtures is +/- \$2,800 or \$350/pole. This cost includes a lift rental, which is required to reach the higher areas of the pole. The cost per pole comes down substantially as the number of poles to be painted increases.

The individual components of the lighting fixture should also be maintained on a regular basis as a capital expense. Environmental lighting systems typically utilize metal halide bulbs. These bulbs provide natural white light but also degrade quickly with each on/off cycle. For this reason we recommend that the bulbs in your lighting system be replaced every two years in order for the fixture to perform at the specified uniformity, horizontal illumination and vertical illumination levels. The lens on each fixture should be cleaned and the ballast, fuses and fuse holders checked at the same time the bulb is replaced. The cost for replacing the bulbs on a single court with 8 poles, 8 mounting brackets and 8 fixtures is +/- \$925 or \$115/fixture.



ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Bulb Replacement & Lens Cleaning	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$925
Light Pole Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,800
Total Annual Capital Expense	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$3,725

Pulling All the Numbers Together for a Hard Court Facility

Well, we have covered a tremendous amount of ground in this educational guide! We have provided a comprehensive overview of the items you will need to consider to properly maintain your asphalt or concrete hard court on an annual and long-term basis. In this section we are going to tie everything together in one place so you have a complete understanding of all the costs you need to consider over the life of your court.

Example: Operating & Capital Budget for Asphalt Hard Court with the Following Assumptions:

- Court is located in southeastern U.S. with year-round play (52 weeks annually)
- \$12.00/hour fully loaded labor rate (\$10.00/hour labor rate + 20% taxes/benefits)
- \$25.00/per tube of NovaCaulk crack filling material, including material, freight & tax
- (2) NovaCaulk caulking tubes per court, per year

ITEM	Operating Budget									
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Labor	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78
Material	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Court Equipment Maintenance	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Court Accessories	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Fence Repairs & Upkeep	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Lighting Repairs & Upkeep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Operating Budget	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343

ITEM	Capital Budget									
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Hard Court Resurfacing	\$ -	\$ -	\$ -	\$ -	\$5,500	\$ -	\$ -	\$ -	\$ -	\$5,500
Court Maintenance Equipment	\$ -	\$ -	\$235	\$ -	\$80	\$235	\$ -	\$ -	\$235	\$80
Court Accessories	\$ -	\$44	\$ -	\$183	\$2,516	\$44	\$ -	\$183	\$ -	\$2,859
Fencing Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000
Lighting Refurbishment	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$925	\$ -	\$3,725
Total Annual Capital Budget	\$ -	\$969	\$235	\$1,108	\$8,295	\$1,204	\$ -	\$1,108	\$235	\$18,164

ITEM	Total Budget									
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Operating Budget	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343	\$343
Capital Budget	\$ -	\$969	\$235	\$1,108	\$8,295	\$1,204	\$ -	\$1,108	\$235	\$18,164
Total Annual Operating Budget	\$343	\$1,312	\$578	\$1,451	\$8,638	\$1,547	\$343	\$1,451	\$578	\$18,507

There are a couple of things to note when evaluating the Operating Budget numbers. The first is that your actual operating budget will vary depending on your facility's unique situation.

Your facility's costs could very well be less than those shown here if:

- Your facility utilizes existing personnel (i.e. your tennis professionals or players) to complete some of the daily maintenance tasks
- Your facility has a shorter playing season

There are also a couple of things to note when evaluating the Capital Budgeting numbers. The example includes court accessories that many courts do not have, like scorekeepers, windscreens, benches, etc. If your courts do not have these amenities, your annual budget will be lower. It also shows most of the major capital expenses hitting in years 5 and 10. The first thing is that you will eventually incur these costs – you will need to resurface your courts, you will need to replace or refurbish your fencing and you will need to refurbish or replace your lighting. The question is timing. In all likelihood, these capital costs will not hit on the same year and that some items may not be required for 15-20 years rather than 10. The point is that we recommend that you consult with a professional tennis court contractor to determine the current status of your tennis court infrastructure and then make plans to complete this work when it is required.

